



63 Foxwood, St. Helens, WA9 5UH

£320,000





Stapleton Derby is delighted to present this beautifully extended four-bedroom detached property, situated in the highly sought-after Foxwood Development, offering easy access to St. Helens, Rainhill town centres, Eccleston Park, and Thatto Heath Station. This modern family home has been meticulously maintained and thoughtfully designed, featuring a bright and spacious lounge, a stunning open-plan kitchen, dining, and living area with bi-folding doors opening onto the rear patio, and a separate utility room. Upstairs, the property boasts four generously sized bedrooms, including a master with an en-suite, along with a stylish three-piece family bathroom. Externally, the property offers ample off-road parking, a well-maintained garden, and a garden room equipped as a cinema and bar, perfect for entertaining. An internal inspection is essential to appreciate the space, style, and quality this exceptional home has to offer.















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CONNECTION  
POWER SUPPLY



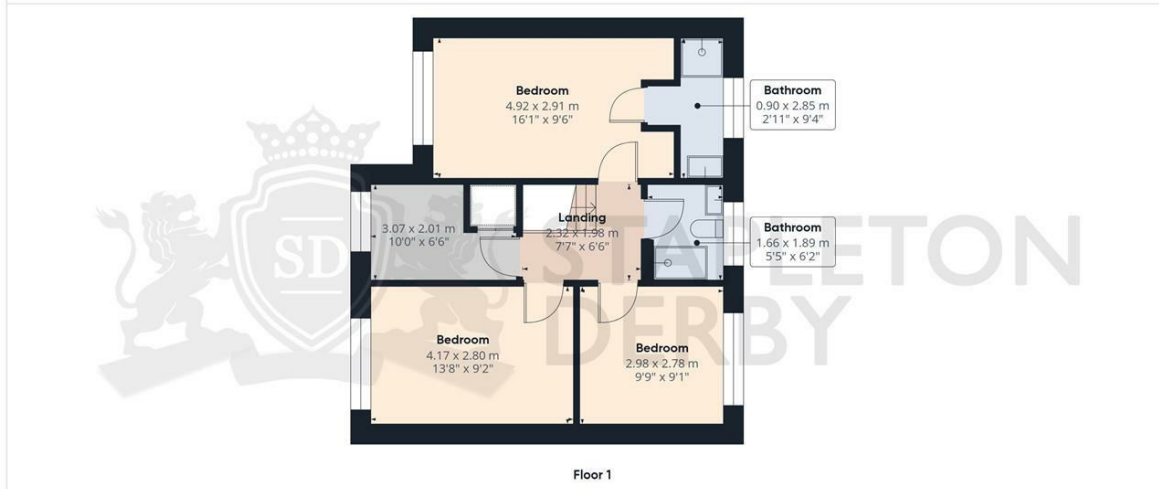
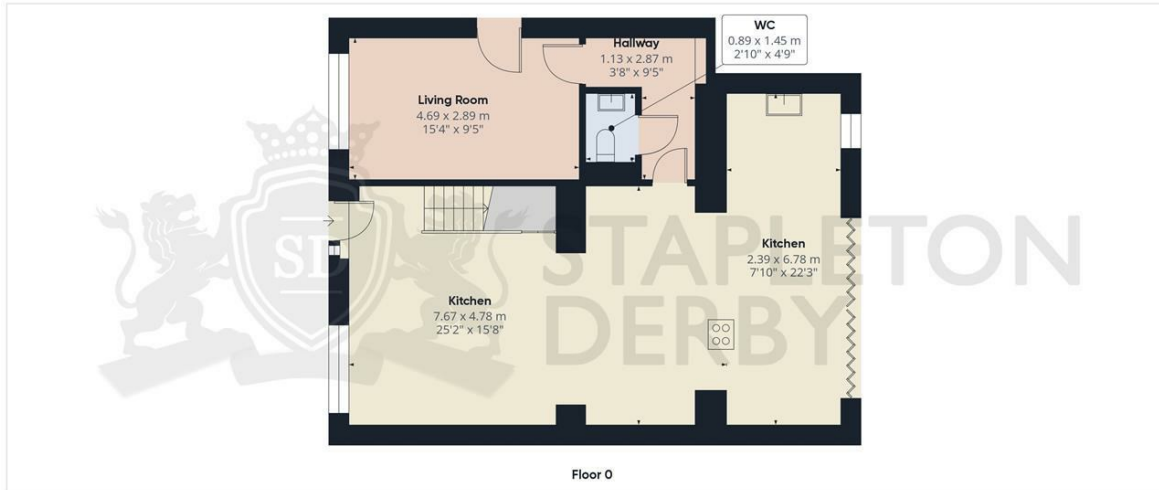
# Stapleton Derby

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**Approximate total area<sup>(1)</sup>**  
 121.08 m<sup>2</sup>  
 1303.3 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	86
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

## IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.